165.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,037,600 / 1,037,600
					USE VALUE:	1,037,600 / 1,037,600
					ASSESSED:	1,037,600 / 1,037,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODRIGUEZ GINA / YEPEZ OSCAR /	
Owner 2:	KANTHAKA DANIELS CORPORATION	
Owner 3:		
Street 1:	13 LAUREL ST	
Street 2:	UNIT 1	
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	RODRIGUEZ GINA -
Owner 2:	YEPEZ OSCAR -
Street 1:	8 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,793 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3573 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4793.000	637,800	5,100	394,700	1,037,600
Total Card	0.110	637,800	5,100	394,700	1,037,600
Total Parcel	0.110	637,800	5,100	394,700	1,037,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.40 | /Parcel: 290.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	519,900	5100	4,793.	394,700	919,700	919,700	Year End Roll	12/18/2019
2019	105	FV	459,200	5100	4,793.	394,700	859,000	859,000	Year End Roll	1/3/2019
2018	105	FV	459,200	5100	4,793.	349,500	813,800	813,800	Year End Roll	12/20/2017
2017	105	FV	433,000	5100	4,793.	293,200	731,300	731,300	Year End Roll	1/3/2017
2016	105	FV	433,000	5100	4,793.	293,200	731,300	731,300	Year End	1/4/2016
2015	105	FV	389,900	5100	4,793.	253,700	648,700	648,700	Year End Roll	12/11/2014
2014	105	FV	389,900	5100	4,793.	245,200	640,200	640,200	Year End Roll	12/16/2013
2013	105	FV	404,200	5100	4,793.	233,400	642,700	642,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12774

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ GINA,	73711-466	1	11/25/2019	Convenience	1	No	No		
SUTTON PHILIP E	73372-442	1	9/30/2019	Change>Sale	928,000	No	No		
SUTTON PHILIP E	54331-143		2/25/2010	Convenience	99	No	No		
	13483-387		7/1/1978		58,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1753	Inter Fi	44,000	O				
10/26/2006	933	Re-Roof	2,605					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Permit Visit	PT	Paul T
1/15/2020	SQ Returned	JO	Jenny O
12/17/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4793		Sq. Ft.	Site		0	70.	1.18	8									394,654						394,700	

Total AC/HA: 0.11003 | Total SF/SM: 4793 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 394,654 | Spl Credit | Total: 394,700

PRINT

Date	Time
12/11/20	02:49:34

LAST REV

Date	Time
09/22/20	14:25:07

apro

User Acct

109215

GIS Ref

GIS Ref

Insp Date

12/17/08

!12774!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00264478
Const Adj.:	0.99989998
Adj $ / SQ:	170.433
Other Features:	171253
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	783559
Depreciation:	145742
Depreciated Total:	637817

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

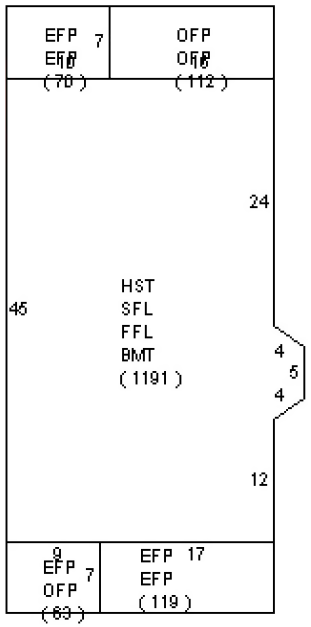
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	2	
Totals			
3	13	6	

SKETCH



Sum Area By Label :
EFP = 441
OFP = 287
HST = 1191
SFL = 1191
FFL = 1191
BMT = 1191

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.43
Special Features:	0	Val/Su Net:	130.24
Final Total:	637800	Val/Su SzAd	214.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,191	70.300	83,731
FFL	First Floor	1,191	170.430	202,985
SFL	Second Floor	1,191	170.430	202,985
HST	Half Story	596	170.430	101,493
EFP	Enclos Porch	441	33.400	14,727
OFP	Open Porch	287	22.250	6,385

Net Sketched Area:	4,897	Total:	612,306
Size Ad	2977.5	Gross Are	5492	FinArea	3573
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100